

Franco, Anna

From: Ray Wileman [REDACTED]
Sent: Thursday, April 24, 2025 12:14 AM
To: Planning
Subject: 20 E Odgen Casey gas station case #24-1-111/dev-0044-2025

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Categories: Anna

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Hello,
I received a letter today about this case.

I am the property owner of [REDACTED] Center street and [REDACTED] center street both of which are behind the Caseys.

It was great to see that I could look up the case.

[Planning and Development](#)

When I went to look it up, there is nothing there. I tried several searches as well as looking at the calendar. It appears you don't post anything 15-30 days before the May 7th 7pm hearing.. The letter was a bit miss leading to be able to view the case. Also I am a normal person so I had a hard time reading what is the "ask"

From what I read about the variance to Section 6-2-14-1 of the municipal code
http://naperville-il.elaws.us/code/coor_title6_ch2_sec6-2-14

I believe this is what you are referring to "

Except as provided by this Section, a minimum setback of seventy (70) feet from the centerline or twenty (20) feet from the edge of the right-of-way, whichever is greater, shall be maintained.

1.

The minimum setback from any major arterial and Hobson Road in or adjacent to an E1, E2, or E3 zoning district shall be fifty (50) feet from the edge of the right-of-way. The minimum major arterial setback for any structure constructed on a property zoned TU shall be fifteen (15) feet from the edge of the right-of-way, except that properties zoned TU along Ogden Avenue between Mill Street and Loomis Street shall have a ten-foot major arterial setback.

1.1.

No building, structure, off street parking facility or off street loading facility shall be located within the required setback.

1.2.

Where the condition imposed by this Subsection 6-2-14.1 is either more restrictive or less restrictive than the yard requirements of individual zoning districts, the more restrictive requirement shall be applicable.

"

If this is just a variance to the distance from the center line to the store. I am OK with this but do ask for a larger fence to be constructed.

If the variance has to do with setting the store closer to the back of the lot. I am NOT ok with this. Having a gas station in the back yard is not "pleasant" and noisy.

My siding has pollution damage that has permanent damage the siding as the exhaust has etched into the siding.

Cleaning the siding is not possible.

Garbage in the alley way / back yard is occurring on a weekly manner.

It would be nice if Caseys is going to rebuild to put a **taller solid 15 foot fence** behind the store on the alleyway side.

This would

- a) Stop noise from entering the residential areas
- b) Stop garbage from escaping
- c) Allow for more privacy for home owners near by.
- d) Allow Casey to advertise on the side facing the store.
- e) Suppress shop lifters from escaping towards the alley.

Also planting trees along the alley would produce a similar affect but takes more care and maintenance.

I know there are only 3 houses behind Caseys but I have two of them.

Having a taller fence would be great.

Thanks,

Ray Wileman home owner

[REDACTED]